

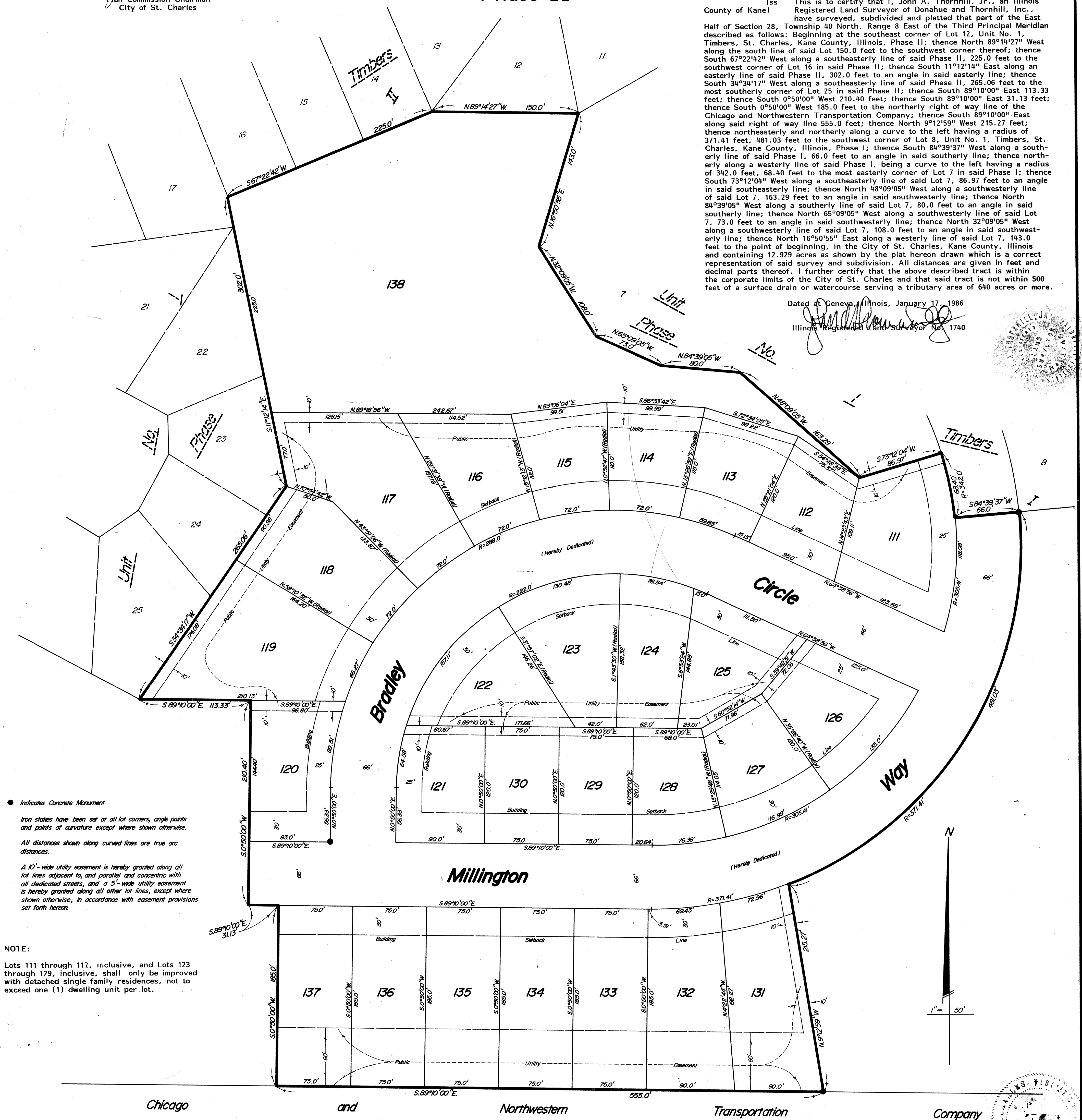
State of Illinois) ss Approved by the Plat Commission of the City of St.
County of Kane) Charles, Illinois, this 25th day of February, 1986.
Plan Commission Chairman
City of St. Charles

Unit No. 1
Timbers
St. Charles Kane County Illinois
Phase VI

COPY

State of Illinois) ss This is to certify that I, John A. Thornhill, Jr., an Illinois
County of Kane) Registered Land Surveyor of Donahue and Thornhill, Inc.,
have surveyed, subdivided and platted that part of the East
Half of Section 28, Township 40 North, Range 8 East of the Third Principal Meridian
described as follows: Beginning at the southeast corner of Lot 12, Unit No. 1,
Timbers, St. Charles, Kane County, Illinois, Phase II; thence North 89°14'27" West
along the south line of said Lot 150.0 feet to the southwest corner thereof; thence
South 67°22'42" West along a southeasterly line of said Phase II, 225.0 feet to the
southwest corner of Lot 16 in said Phase II; thence South 11°12'14" East along an
easterly line of said Phase II, 302.0 feet to an angle in said easterly line; thence
South 34°34'17" West along a southeasterly line of said Phase II, 265.06 feet to the
most southerly corner of Lot 25 in said Phase II; thence South 89°10'00" East 113.33
feet; thence South 0°50'00" West 210.40 feet; thence South 89°10'00" East 31.13 feet;
thence South 0°50'00" West 185.0 feet to the northerly right of way line of the
Chicago and Northwestern Transportation Company; thence South 89°10'00" East
along said right of way line 555.0 feet; thence North 9°12'59" West 215.27 feet;
thence northeasterly and northerly along a curve to the left having a radius of
371.41 feet, 481.03 feet to the southwest corner of Lot 8, Unit No. 1, Timbers, St.
Charles, Kane County, Illinois, Phase I; thence South 84°39'37" West along a south-
erly line of said Phase I, 66.0 feet to an angle in said southerly line; thence north-
erly along a westerly line of said Phase I, being a curve to the left having a radius
of 312.0 feet, 68.40 feet to the most easterly corner of Lot 7 in said Phase I; thence
South 73°12'04" West along a southeasterly line of said Lot 7, 86.97 feet to an angle
in said southeasterly line; thence North 48°09'05" West along a southwesterly line
of said Lot 7, 163.29 feet to an angle in said southwesterly line; thence North
84°39'05" West along a southerly line of said Lot 7, 80.0 feet to an angle in said
southerly line; thence North 65°09'05" West along a southwesterly line of said Lot
7, 73.0 feet to an angle in said southwesterly line; thence North 32°09'05" West
along a southwesterly line of said Lot 7, 108.0 feet to an angle in said southwest-
erly line; thence North 16°50'55" East along a westerly line of said Lot 7, 143.0
feet to the point of beginning, in the City of St. Charles, Kane County, Illinois
and containing 12.929 acres as shown by the plat heron drawn which is a correct
representation of said survey and subdivision. All distances are given in feet and
decimal parts thereof. I further certify that the above described tract is within
the corporate limits of the City of St. Charles and that said tract is not within 500
feet of a surface drain or watercourse serving a tributary area of 640 acres or more.

Dated at Geneva, Illinois, January 17, 1986
Illinois Registered Land Surveyor No. 1740



● Indicates Concrete Monument
Iron stakes have been set at all lot corners, angle points
and points of curvature except where shown otherwise.
All distances shown along curved lines are true arc
distances.
A 10'-wide utility easement is hereby granted along all
lot lines adjacent to, and parallel and concentric with
all dedicated streets, and a 5'-wide utility easement
is hereby granted along all other lot lines, except where
shown otherwise, in accordance with easement provisions
set forth herein.

NOTE:
Lots 111 through 117, inclusive, and Lots 123
through 129, inclusive, shall only be improved
with detached single family residences, not to
exceed one (1) dwelling unit per lot.

State of Illinois) ss This is to certify that Westway Construction Corporation, an Illinois Corporation, is the owner of
County of Kane) the land described in the foregoing surveyor's certificate and by the duly elected officers has
caused the same to be surveyed, subdivided and platted as shown by the annexed plat for the
uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "UNIT NO. 1,
TIMBERS, ST. CHARLES, KANE COUNTY, ILLINOIS, PHASE VI", and it hereby acknowledges and adopts the same
under the style and title aforesaid.

Dated at St. Charles, Illinois, this 15th day of May, 1986.
WESTWAY CONSTRUCTION CORPORATION
By: James F. Getzelman Attest: James F. Getzelman
President Secretary

State of Illinois) ss I, Donna M. Manley, a Notary Public in and for the County and State aforesaid, hereby certify
County of Kane) that James N. Urhausen, President, and James F. Getzelman, Secretary, of Westway Construction
Corporation, who are personally known to me to be the same persons whose names are subscribed
to the foregoing owner's certificate, as said officers, appeared before me this day in person and acknowledged the exe-
cution of the annexed plat and accompanying instrument as their free and voluntary act and as the free and voluntary
act of said Westway Construction Corporation.

Given under my hand and Notarial Seal, this 15th day of May, 1986.
Donna M. Manley
Notary Public

State of Illinois) ss I, Mark W. Koenen, City Engineer of the City of St. Charles, Illinois, do hereby certify that the
County of Kane) required improvements have been installed, or the required guarantee bond has been posted for
the completion of all required land improvements.

Dated at St. Charles, Illinois, this 2nd day of June, 1986.
Mark W. Koenen
City Engineer
City of St. Charles

State of Illinois) ss I hereby certify that there are no delinquent or unpaid current or forfeited special assessments
County of Kane) or any deferred installments thereof that have not been apportioned against any of the land
described on the attached plat.
Dated at St. Charles, Illinois, this 2nd day of June, 1986.
George W. McMillan
Collector of Special Assessments

State of Illinois) ss Accepted and approved by the City Council of the City of St. Charles, Illinois, this 27th day
County of Kane) of April, 1986.
By: John A. Thornhill, Jr. Attest: John A. Thornhill, Jr.
Mayor City Clerk

State of Illinois) ss This is to certify that I, Roberta L. Harper, County Clerk in and for the County and State afore-
County of Kane) said, find and certify that the above described tract is within the corporate limits of the City of St. Charles and that said tract is not within 500
feet of a surface drain or watercourse serving a tributary area of 640 acres or more.
Dated at Geneva, Illinois, this 30th day of May, 1986.
Roberta L. Harper
County Clerk

State of Illinois) ss This Instrument No. 1774208 was filed for record in the Recorder's Office of Kane County,
County of Kane) Illinois, on the 4th day of June, 1986, at 10:45 o'clock A.M., and was recorded in
Plat Envelope No. 244-A.

Eleanor G. Gungel
County Recorder

EASEMENT PROVISIONS

A permanent non-exclusive easement in, upon, over, under, across and through those areas noted in the legend above and
where shown otherwise by dashed lines on the plat heron drawn and marked "Public Utility Easement" is hereby reserved
for and granted to the City of St. Charles, Kane County, Illinois, and to all public utility companies of any kind oper-
ating under franchise granting them easement rights from the City of St. Charles, Illinois, including, but not limited to,
Illinois Bell Telephone Company and Northern Illinois Gas Company and to their successors and assigns, for the purpose
of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning
and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary
sewers, storm sewers, drainage ways, storm water detention or retention, water mains, and any and all manholes, hydrants,
pipes, connections, catch basins, buffalo boxes, and without limitation, such other installations as may be required to
furnish public utility service, and such appurtenances and additions thereto as said City and Utilities may deem necessary,
together with the right of access across the lots and real estate described hereon for the necessary men and equipment to
do any or all of the above work. The right is also hereby granted to said City and Utilities to cut down, trim or
remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers, or, without
limitation, utility installations, in, on, upon, or across, under or through said easements. No permanent buildings or
trees shall be placed on said easements, but same may be used for gardens, shrubs, landscaping, and other purposes
that do not then or later interfere with the aforesaid uses and rights. Where an easement is used for storm or sanitary
sewers, other utility installations, shall be subject to the prior approval of said City of St. Charles, so as not to interfere
with the gravity flow in said sewer or sewers. Fences shall not be erected upon said easements except where specifically
permitted by written authority of the City of St. Charles. The abovementioned easement, shown as the latterly 60.0 feet
of Lots 131, 132, 133, 134, 135, 136 and 137, may be reduced by said City upon recording of a plat showing instead: (1) a
10 foot-wide Public Utility Easement, the center line of which shall be the location of underground installed electrical facilities,
and; (2) a 10 foot-wide Access Easement for the benefit of said City to maintain said installed utilities.